



20090821000323620 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
08/21/2009 03:52:45 PM FILED/CERT

Commitment Number: 1762394
Seller's Loan Number: 2000348659

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
232040005035000

SPECIAL/LIMITED WARRANTY DEED

** Mortgage Loan Amount is \$149,627.00. @*

THE BANK OF NEW YORK MELLON AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST 2005-2, whose mailing address is **4708 Mercantile Drive, Fort Worth, Texas 76137**, hereinafter grantor, for \$130,000.00 (One Hundred and Thirty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **TAYLOR SHIELDS FREY**, hereinafter grantee, whose tax mailing address is **254 VICTORIA STATION, MAYLENE, AL 35114**, the following real property:

** single @*

All that certain parcel of land situate in the County of Shelby and State of Alabama, being known and designated as follows: Lot 163, according to the survey of Cedar Grove at Sterling Gate, Sector 2, Phase 3, as recorded in Map Book 26, Page 122, Shelby County, Alabama Records. Being the same property as conveyed from Deborah F. Snow, an unmarried person to Mahmoud A. Fattah and Tamara Abdel Fattah, husband and wife, as joint tenants with right of survivorship, as described in Deed Doc #20050620000300320, Dated 05/27/2005, Recorded 06/20/2005 in SHELBY County Records. Tax ID: 232040005035000


Property Address is: 254 VICTORIA STATION, MAYLENE, AL 35114

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to, and excepted from the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20081201000453680**


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Executed by the undersigned on June 24th, 2009:

Melissa Harvey

THE BANK OF NEW YORK MELLON AS SUCCESSOR TRUSTEE UNDER
NOVASTAR MORTGAGE FUNDING TRUST 2005-2 * *By Saxon Mortgage
Services Inc. As Attorney in Fact. (P)*

By: Melissa Harvey

Its: AUP

By Saxon Mortgage Services Inc.
As attorney in fact

Witness Mark Appughese

Mark Appughese

Witness Deborah Kiss

Deborah Kiss

STATE OF Pennsylvania
COUNTY OF Beaver

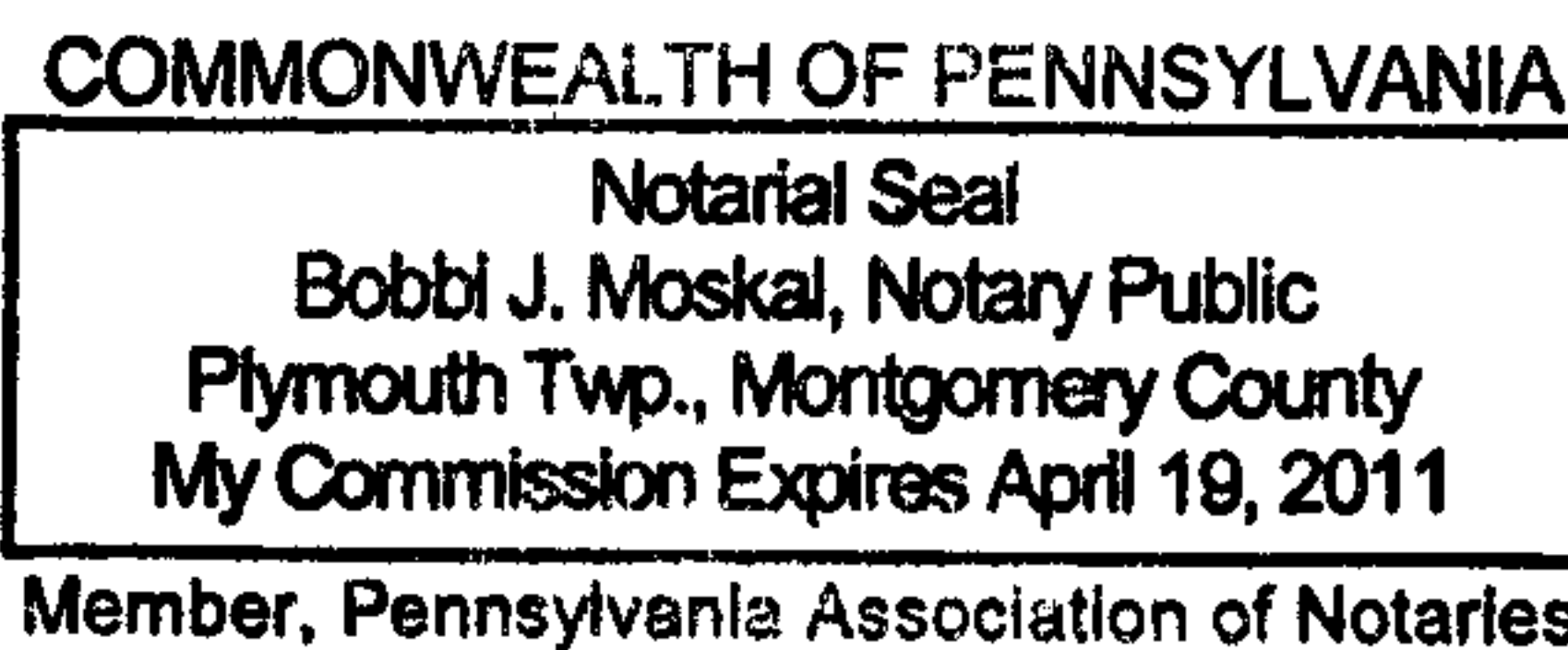
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that
Melissa Harvey the AUP of THE BANK
OF NEW YORK MELLON AS SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST 2005-2 is signed to the foregoing conveyance, and who is
known to me, acknowledged before me on this date that, being in formed of the contents of the
conveyance, he/she, executed the same in his capacity as _____ and
with full authority executed the same voluntarily on the day the same bears date.

24th day of June, 2009

Given under my hand an official seal this

Bobbi J. Moskal

Notary Public Bobbi J. Moskal



This instrument prepared by:



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Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati,
Ohio 45249 (513) 247-9605 Fax: (866) 611-0170



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